

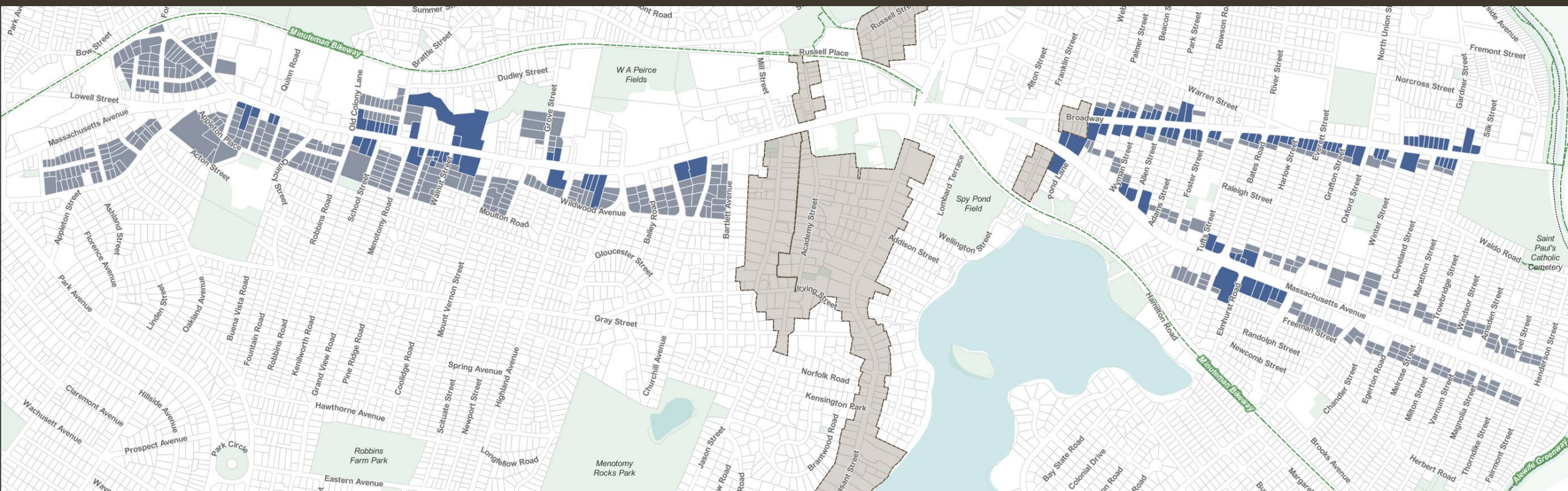
Amendment to Article 12

presented by Kristin L. Anderson



Encouraging Greater Commercial Growth in Arlington

The Redevelopment Board has created pathways for future commercial growth in the Heights, the Center, & East Arlington.



Article 12 Incentivizes Mixed-Use Development

along Mass Ave and Broadway

<i>Incentives</i>	<i>Mixed-Use</i>
<i>Mass Ave</i>	+2 stories 0 ft front setback
<i>Broadway</i>	+1 story 0 ft front setback
<i>Neighborhood</i>	N/A



“in most cases, the 60% requirement will result in spaces that are too small for the types of businesses and retail that support needs of the local population.”

– Arlington Chamber of Commerce in their letter to the Redevelopment Board, dated Oct. 2, 2023

Financially Feasible.

The 1 story bonus in exchange for 0 foot front setback and 60% use on the ground floor on Broadway is considered financially feasible.

This Amendment only applies to the 50+ parcels fronting Mass Ave, where the floor bonus is 2 stories.

The Result.

Encourages & Increases Commercial Use on Mass Ave by updating the bonus to be equal to the financially feasible Broadway mixed-use incentive.

**Greater Commercial Growth
& walkable access to new businesses.**

VOTE YES on the Anderson Amendment to Article 12.

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VOTE YES on the Anderson Amendment.